

Key: 1535

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.537

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|-----------|----|------------|--------------|--------------|--|--|--|
| COCHRAN CHARLES D &<br>KAREN M COCHRAN<br>15 DIANDY ROAD R F D #1<br>SAGAMORE BEACH, MA 02562-2407 |  |  |  | 7.3-110-0 |    |            |              | 15 DIANDY RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| COCHRAN CHARLES D &  |  |  |  |           | XX |            | 03208-0114   |              |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION   |              |        | BN ID      | BN | CARD   |     |
|--------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |              |        |            | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT | INSP       | BY | 1st    | %   |
| 14108  | 02/26/2014 | 15            | INSULATE/WEA | 2,900  |            |    | 100    | 100 |
| 04295  | 05/12/2004 | 9             | DECK         | 3,000  | 09/19/2006 | DB | 100    | 100 |

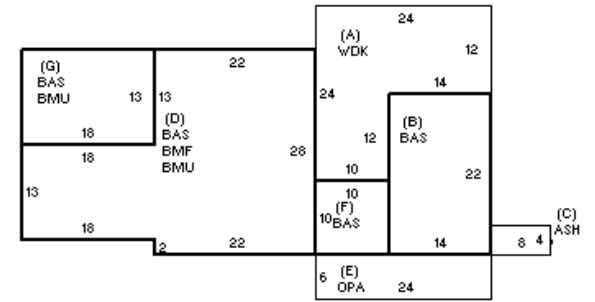
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF     | Topo | Lpi | VC   | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|------|-------|---------|----------|---------|------|-----|------|------------|-----------|---------|
| 100 | S | 21,200   | 1    | 1.00  | 100     | 1.00     | 259,270 | 1.63 | A   | 1.00 | R04        | 1.10      | 205,580 |

|         |           |        |          |         |         |          |         |          |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 21,214 SF | ZONING | 1        | FRNT    | 125     | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | N SAG     | NOTE   | LAND     | 205,600 | 181,900 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 309,700 | 277,500 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        | TOTAL    | 515,300 | 459,400 |          |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/13/2021 | NMP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/19/2008 | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 7/21/2008 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BUILDING

| YEAR BLT   | 1981  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     | TOTAL RCN  | 382,399    |  |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|----------|-----------|---------|------------|------------|--|
| NET AREA   | 1,492 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A   | WDK | N               | WOOD DECK       | 408   |          | 21.46     | 8,757   |            |            |  |
| \$NLA(RCN) | \$256 | OVERALL    | 0.990 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | +   | BAS | L               | BASE AREA       | 1,492 | 1981     | 184.34    | 275,042 |            |            |  |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | C   | ASH | N               | ATT SHED        | 32    |          | 25.00     | 800     |            |            |  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | +   | BMU | N               | BSMT UNFINISHED | 1,084 |          | 36.64     | 39,720  |            |            |  |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | D   | BMF | N               | BSMT FINISH     | 850   |          | 34.88     | 29,645  |            |            |  |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | E   | OPA | N               | OPEN PORCH      | 144   |          | 68.94     | 9,928   |            |            |  |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 | CRL | N   | BSMT CRAWL      | 110             |       | 34.42    | 3,786     |         |            |            |  |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 | FIX | O   | XTRA FIXTURES   | 2               |       | 2,139.85 | 4,280     |         |            |            |  |
|            |       |            |       | USE             | 0  |                | 1.00 | GFP | O   | GAS FIREPLACE   | 1               |       | 6,431.00 | 6,431     |         |            |            |  |
|            |       |            |       |                 |    |                |      | MST | O   | MAS/METAL STACK | 1               |       | 4,010.40 | 4,010     |         |            |            |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |          |           |         | EFF.YR/AGE | 2000 / 22  |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |          |           |         | COND       | 19 19 %    |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |          |           |         | FUNC       | 0          |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |          |           |         | ECON       | 0          |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |          |           |         | DEPR       | 19 % GD 81 |  |
|            |       |            |       |                 |    |                |      |     |     |                 |                 |       |          |           |         | RCNLD      | \$309,700  |  |